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Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Leslye Krutko

SUBJECT: SEE BELOW

DATE: February 23, 2007

Approved

Date

2/23/07

COUNCIL DISTRICT: Citywide

INFORMATION

SUBJECT: SECOND QUARTER REPORT DETAILING ACTIVITY IN THE HOUSING DEPARTMENT'S HOUSING REHABILITATION PROGRAM

This report covers activity in the Housing Department's Rehabilitation Program for the second quarter of the 2006-2007 Fiscal Year (October 1, 2006 through December 31, 2006).

This report is presented in three parts: (1) "Program Intake" includes information related to workload associated with applications from customers for housing rehabilitation assistance; (2) "Program Completions" includes information related to construction activity; and (3) "SNI Multi-family Demonstration/Special Project" (now known as *Project Alliance*) highlights activity and progress in the SNI areas and special initiatives approved by the City Council. An attachment provides a summary of the activity and budget performance.

Program Intake

- The Program's primary focus during the second quarter was funding repairs to address health and safety improvements for lower-income, owner-occupied households. During the second quarter, a total of 100 applications were approved in the amount of \$1,548,358 compared to 74 approvals for \$1,343,589 during the first quarter of the fiscal year. The program is on target to exceed its goal of 300 units approved for the year.
- In accordance with the program changes adopted by the City Council in February 2004, and the Department's efforts to target its limited funds to those households with the greatest need, all 100 applications approved during the second quarter were in the lower-income categories, with 83% of the approvals in the very-low to extremely low-income ranges. Excluding assistance provided to mobilehome owners, a total of 43% of the approved funding for the second quarter was for projects in the City's SNI areas.

Program Completions

- During the second quarter of FY 2006-07, a total of 63 housing units completed rehabilitation. Of this number, 24 units were single-family and 39 were mobilehome residences.
- At the end of the second quarter, there were a total of 186 active construction projects. Active projects are housing units that have been inspected, are out to bid, or are under construction.

SNI Multi-Family Demonstration/Special Projects (Project Alliance)

- **Hoffman-Via Monte (HVM):** The Phase II Demonstration Project in the Hoffman-Via Monte neighborhood is currently under way. A total of 10 buildings with 40 housing units were identified to receive exterior paint, landscape, handrails, windows and driveway improvements. Three of the nine buildings in Phase II are complete with the remaining seven currently under construction. All Phase II projects are expected to be complete by March 2007.
- **Burbank-Del Monte:** Phase II improvements at the Richmond-Menker apartment complex are nearing completion. Using funds provided under the Workforce Housing Program (Proposition 46), the Project Implementation Team completed asphalt repairs and seal coating to the parking areas and driveways. In addition, structural tree pruning in the common areas was also completed during the second quarter.
- **Energy Conservation Grant Program:** In partnership with the Environmental Services Department, all \$985,000 in funds available through the Energy Conservation Program have been allocated to low-income, owner-occupied households in San Jose. The grants provide for the installation of energy efficient appliances and other energy-conserving measures such as insulation, weather-stripping, and high-efficiency furnaces. Upon completion of the rehabilitation projects assisted with these funds, over 250 low-income households will be assisted.
- **Project Alliance Charrette:** On Wednesday and Thursday, the 17th and 18th of January, the Housing Department hosted a two-day charrette involving twelve City Departments and our urban design consultant, RBF Urban Design Studios. The purpose of this charrette was to have all relevant staff review and comment on the proposed neighborhood revitalization plans for the Jeanne/Forestdale, Virginia/King, and Roundtable multi-family neighborhoods. The final improvement plans will next be presented to the property owners and other relevant stakeholders.

Please let me know if you have any questions concerning the above report.


LESEYE KRUTKO
Director of Housing

REHABILITATION PROGRAM PRODUCTION

FY 2006-2007

Rehab Project Intake

	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Year Totals
<i>No. of Rehab Loans and Grants Approved:</i>	74	100			174
<i>Units in Approved Rehab Loans & Grants:</i>	74	100			174
<i>Total \$ in Approved Loans/Grants:</i>	\$1,343,589	\$1,548,358			\$2,891,947
<i>\$ Amount Approved in SNI Areas*:</i>	\$432,500	\$327,051			\$759,551
<i>% of Funds Approved in SNI Areas*:</i>	68%	43%			54%

2005-06	337
	361
	\$4,870,325
	\$1,657,015
	60%

Rehab Project Completions

Number of Rehab Projects Completed:

SNI Areas
Other Areas
Mobilehomes

65	67			132
10	11			21
11	13			24
44	39			83

227
58
55
114

Units in Completed Rehab Projects

65	63			128
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305

No. of Emergency Projects Completed

3	4			7
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34

No. of Active Construction Projects

299	186			
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n/a

Project Alliance Completions

Projects Completed
Units Completed

0	4			4
0	16			16

* Per Council Policy, does not include \$ spent on mobile homes